| 180.0 | 0003 | 0008.0 | 1 of 1 | Residential | Total Card / Total Parcel |
|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: 686,900 / 686,900 |
| | | | | | USE VALUE: 686,900 / 686,900 |
| | | | | | ASSESSED: 686,900 / 686,900 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 272 | | SYLVIA ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | XU XIAO |
| Owner 2: | CHEN ZEHUA |
| Owner 3: | |
| Street 1: | 272 SYLVIA ST |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | CERONE MICHAEL - |
| Owner 2: | CERONE MARY J - |
| Street 1: | 272 SYLVIA ST |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02476 |

## NARRATIVE DESCRIPTION

This parcel contains 7,333 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1953, having primarily Aluminum Exterior and 2054 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 7333.000 | 238,900 | | 448,000 | 686,900 |
| Total Card | 0.168 | 238,900 | | 448,000 | 686,900 |
| Total Parcel | 0.168 | 238,900 | | 448,000 | 686,900 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 334.42 | /Parcel: 334.4

## Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

| | |
|---|---|
| User Acct | 122263 |
| GIS Ref | |
| GIS Ref | |
| Insp Date | 07/19/18 |

!14156!

## PREVIOUS ASSESSMENT

Parcel ID: 180.0-0003-0008.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 238,900 | 0 | 7,333. | 448,000 | 686,900 | 686,900 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 198,900 | 0 | 7,333. | 441,600 | 640,500 | 640,500 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 190,000 | 0 | 7,333. | 339,200 | 529,200 | 529,200 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 190,000 | 0 | 7,333. | 320,000 | 510,000 | 510,000 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 190,000 | 0 | 7,333. | 294,400 | 484,400 | 484,400 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 177,800 | 0 | 7,333. | 275,200 | 453,000 | 453,000 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 177,800 | 0 | 7,333. | 253,400 | 431,200 | 431,200 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 177,800 | 0 | 7,333. | 253,400 | 431,200 | 431,200 | | 12/13/2012 |

## PRINT

| Date | Time |
|---|---|
| 12/11/20 | 04:01:49 |

## LAST REV

| Date | Time |
|---|---|
| 09/22/20 | 08:17:37 |
| danam | |
| 14156 | |

## SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| CERONE MICHAEL | 51478-8 | | 7/24/2008 | Family | 373,000 | No | No | | |
| SANDBERG DONALD | 32039-443 | | 11/17/2000 | | 300,000 | No | No | | |
| | 13632-560 | | 1/1/1979 | | 35,000 | No | No | | A |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 6/8/2020 | 584 | Solar Pa | 7,040 | C | | | | |
| 4/4/2014 | 290 | Solar Pa | 700 | | | | | |
| 9/17/2009 | 855 | Re-Roof | 4,200 | | | | | |
| 3/22/2007 | 167 | New Wind | 8,000 | C | | | | |
| 11/5/2003 | 950 | New Wind | 2,000 | C | | | | |
| 11/15/2002 | 961 | New Wind | 3,000 | C | | | | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 7/19/2018 | Meas/Inspect | BS | Barbara S |
| 6/12/2014 | External Ins | PC | PHIL C |
| 11/1/2008 | Meas/Inspect | 197 | PATRIOT |
| 1/24/2001 | MLS | MM | Mary M |
| 3/10/2000 | Inspected | 276 | PATRIOT |
| 1/4/2000 | Mailer Sent | | |
| 12/28/1999 | Measured | 263 | PATRIOT |
| 1/1/1982 | | MM | Mary M |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 122263 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 7333 | | Sq. Ft. | Site | | 0 | 70. | 0.87 | 6 | | | | | | | | | 447,991 | | | | | | 448,000 | |

Total AC/HA: 0.16834 | Total SF/SM: 7333 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 447,991 | Spl Credit | Total: 448,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 5 - Cape | | |
| Sty Ht: | 1H - 1 & 1/2 Sty | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 3 - Aluminum | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | WHITE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1953 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G4 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 1 - Drywall | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | 1 | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | Yes | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | 1 | Rating: | Average |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Good |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AV - Average | 31. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 31 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 105.00 |
| Size Adj.: | 1.29615378 |
| Const Adj.: | 0.99989998 |
| Adj $ / SQ: | 136.083 |
| Other Features: | 77022 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 346239 |
| Depreciation: | 107334 |
| Depreciated Total: | 238905 |

## COMMENTS

FOR SALE 8/2/00, 648-6900.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 7 | BRs: | 4 | Baths: | 1 | HB | |
|---|---|---|---|---|---|---|---|---|

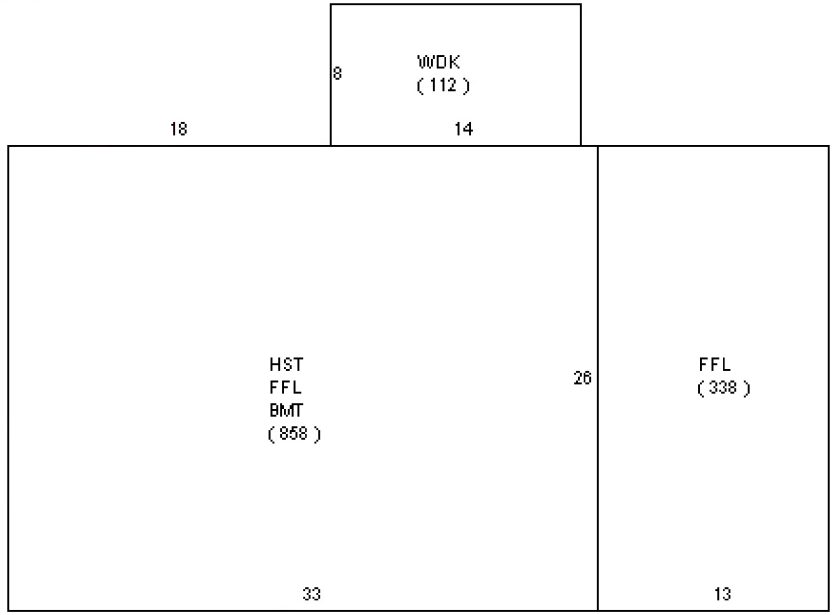
## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 7 | 4 | |
| Totals | | | |
| 1 | 7 | 4 | |

## SKETCH




## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| WtAv$/SQ: | | AvRate: | | Ind.Val | |
|---|---|---|---|---|---|

| | | | |
|---|---|---|---|
| Juris. Factor: | 1.00 | Before Depr: | 136.08 |
| Special Features: | 0 | Val/Su Net: | 92.06 |
| Final Total: | 238900 | Val/Su SzAd | 147.02 |

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 1,196 | 136.080 | 162,755 |
| BMT | Basement | 858 | 54.090 | 46,412 |
| HST | Half Story | 429 | 136.080 | 58,379 |
| WDK | Deck | 112 | 14.930 | 1,672 |

| Net Sketched Area: | 2,595 | Total: | 269,218 |
|---|---|---|---|
| Size Ad | 1625 | Gross Are | 3024 | FinArea | 2054 |
|---|---|---|---|---|---|

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | RRM | 50 | | |

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

180.0-0003-0008.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | |

| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|

## IMAGE

AssessPro Patriot Properties, Inc